

SEND TAX NOTICE TO:

Ronald E. Wible
700 Cambridge Road
Hueytown, AL 35023

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000898

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kemberly G. Armstrong, Trustee, or her successors in Trust, under the Armstrong Living Trust, dated May 15th, 1997, whose address is 385 McGuire Road, Indian Springs, AL 35124** (hereinafter "Grantor", whether one or more), by **Ronald E. Wible, whose address is 700 Cambridge Road, Hueytown, AL 35023** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **Meadow Crest Farm Road, Wilsonville, AL 35186**, to-wit:

Commence at the Northeast corner of the SW 1/4 of the NE 1/4, Section 36, Township 20 South, Range 1 East, thence run South along the East line of said 1/4-1/4 section a distance of 637.56 feet to the point of beginning; thence continue South along the East line of said 1/4-1/4 section a distance of 667.27 feet to the Southeast corner of said 1/4-1/4 section; thence turn an angle of 88 degrees 39 minutes 15 seconds to the right and run West along the south line of said 1/4-1/4 section a distance of 1332.05 feet to the Southwest corner of said 1/4-1/4 section; thence turn an angle of 91 degrees 16 minutes 03 seconds to the right and run North along the West line a distance of 1293.20 feet to the Northwest corner of said 1/4- 1/4 section; thence turn an angle of 88 degrees 14 minutes 02 seconds to the right and run East along the Northline a distance of 995.77 feet, more or less, to a point on Spring Branch; thence turn an angle of 28 degrees 20 minutes 25 seconds to the right and run along said Spring Branch a distance of 213.57 feet; thence turn an angle of 126 degrees 39 minutes 37 seconds to the right: and run a distance of 609.29 feet, more or less; thence turn an angle of 90 degrees 00 minutes to the left and run a distance 503.67 feet; thence turn an angle of 85 degrees 47 minutes 26 seconds to the left and run a distance of 501.84 feet to the point of beginning; situated in the SW 1/4 of the NE 1/4, Section 36, Township 20 South, Range 1 East.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$105,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of January, 2021.

Kemberly G. Armstrong, Trustee
Kemberly G. Armstrong, Trustee, or her successors in Trust,
under the Armstrong Living Trust, dated May 15th, 1997

STATE OF ALABAMA
COUNTY OF SHELBY

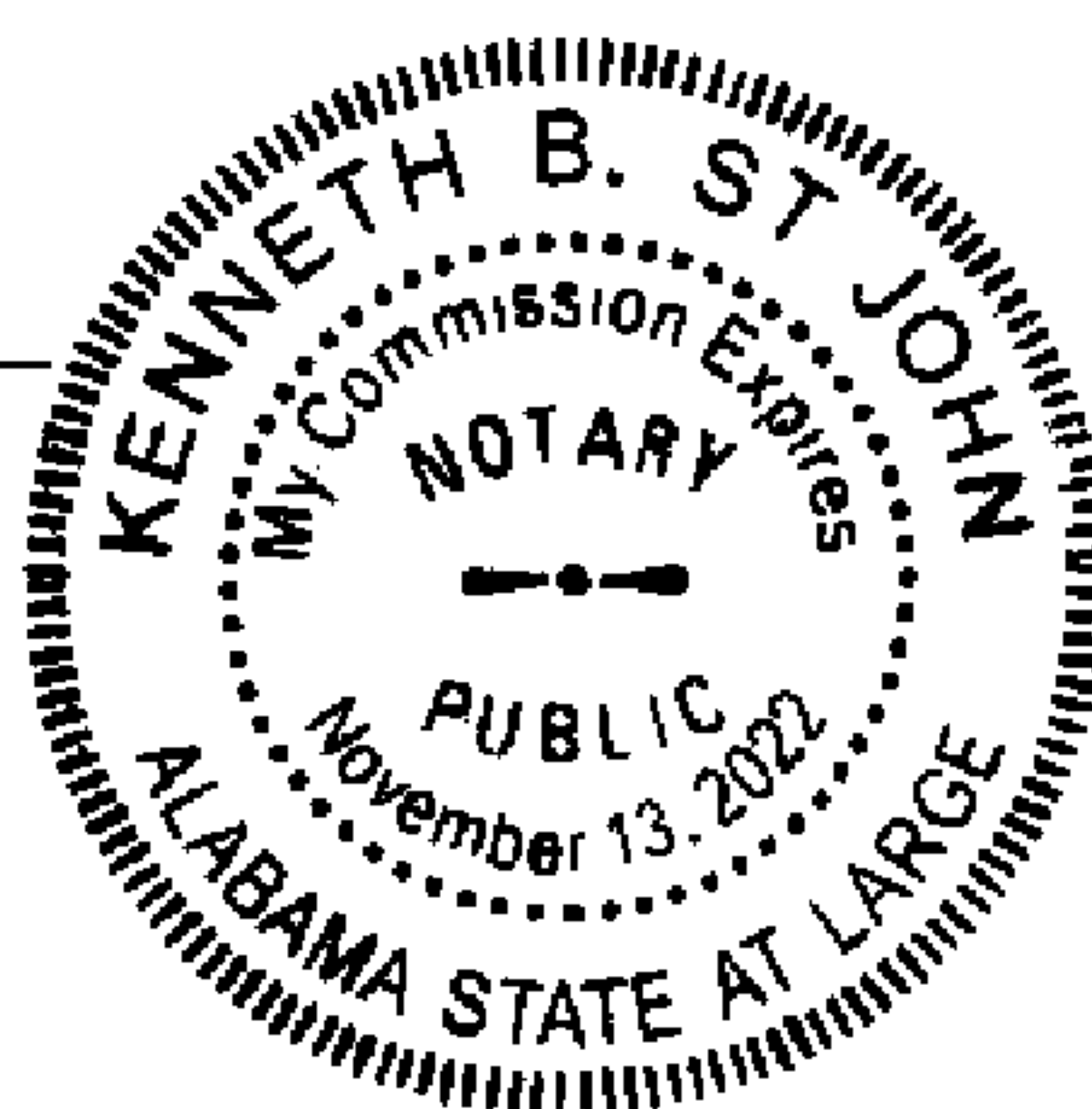
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Kemberly G. Armstrong, Trustee, or her successors in Trust, under the Armstrong Living Trust, dated May 15th, 1997**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she, as such Trustee, and with full authority as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 15th day of January, 2021.


Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Kemberly G Armstrong as Trustee under-	Grantee's Name	Ronald E. Wible
Mailing Address	-the Armstrong living trust	Mailing Address	700 Cambridge Road Hueytown AL 35023
	385 McGuire Road,		
	Indian Springs, AL 35124		
Property Address	700 Cambridge Road Hueytown AL 35023	Date of Sale	1/18/2021
		Total Purchase Price	\$ 140,000
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/18/21Print Skyler Murphy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/20/2021 03:24:30 PM
 \$63.00 CHARITY
 20210120000032420

Allen S. Bayl